

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WASHINGTON
Local Government Number: 92G887

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WASHINGTON #1 URBAN RENEWAL	92004	1
WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL	92011	1
WASHINGTON #3C URBAN RENEWAL	92014	1
WASHINGTON #5 URBAN RENEWAL	92016	1
WASHINGTON #6 URBAN RENEWAL	92017	2
WASHINGTON #7 URBAN RENEWAL	92018	1

TIF Debt Outstanding: 603,556

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	149,557
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	149,557

Rebate Expenditures:	2,569
Non-Rebate Expenditures:	146,988
Returned to County Treasurer:	0
Total Expenditures:	149,557

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	0	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 453,999

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Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #1 URBAN RENEWAL
 UR Area Number: 92004

UR Area Creation Date: 11/1996

UR Area Purpose: Development of industrial park,
 including installation of
 infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92107	92108	185,138

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	712,900	643,100	0	0	1,356,000	0	1,356,000
Taxable	0	0	712,900	643,100	0	0	1,356,000	0	1,356,000
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 6,293
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 6,293

Rebate Expenditures: 0
 Non-Rebate Expenditures: 6,293
 Returned to County Treasurer: 0
Total Expenditures: 6,293

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WASHINGTON #1 URBAN RENEWAL

Northeast Industrial Park Development

Description:	Construct industrial park in northeast area of town.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WASHINGTON #1 URBAN RENEWAL

Repay General Fund for infrastructure installation

Debt/Obligation Type:	Internal Loans
Principal:	6,665
Interest:	0
Total:	6,665
Annual Appropriation?:	No
Date Incurred:	11/01/2001
FY of Last Payment:	2022

Repay Cap Proj Fund for Biz Park Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	19,823
Interest:	0
Total:	19,823
Annual Appropriation?:	No
Date Incurred:	11/01/2013
FY of Last Payment:	2022

Non-Rebates For WASHINGTON #1 URBAN RENEWAL

TIF Expenditure Amount:	6,293
Tied To Debt:	Repay General Fund for infrastructure installation
Tied To Project:	Northeast Industrial Park Development

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #1 URBAN RENEWAL (92004)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92108
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	712,900	643,100	0	0	1,356,000	0	1,356,000
Taxable	0	0	712,900	643,100	0	0	1,356,000	0	1,356,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	18,259	1,337,741	185,138	1,152,603	39,176

FY 2014 TIF Revenue Received: 6,293

Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL
 UR Area Number: 92011
 UR Area Creation Date: 04/2000
 UR Area Purpose: Develop 34-lot LMI subdivision.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92139	92140	1,215,784

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,305,400	0	0	0	-1,852	2,303,548	0	2,303,548
Taxable	0	1,217,636	0	0	0	-1,852	1,215,784	0	1,215,784
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 41,338
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 41,338

Rebate Expenditures: 0
 Non-Rebate Expenditures: 41,338
 Returned to County Treasurer: 0
Total Expenditures: 41,338

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL

MAHP Subdivision Infrastructure

Description:	Install City infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL

Internal Loan from General Fund

Debt/Obligation Type:	Internal Loans
Principal:	131,220
Interest:	0
Total:	131,220
Annual Appropriation?:	No
Date Incurred:	06/27/2001
FY of Last Payment:	2019

Non-Rebates For WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL

TIF Expenditure Amount:	41,338
Tied To Debt:	Internal Loan from General Fund
Tied To Project:	MAHP Subdivision Infrastructure

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON HIGHLAND PARK EAST URBAN RENEWAL (92011)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92140
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,305,400	0	0	0	-1,852	2,303,548	0	2,303,548
Taxable	0	1,217,636	0	0	0	-1,852	1,215,784	0	1,215,784
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10,100	1,215,784	1,215,784	0	0

FY 2014 TIF Revenue Received: 41,338

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Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #3C URBAN RENEWAL
 UR Area Number: 92014

UR Area Creation Date: 05/1999

UR Area Purpose: Development of housing
 subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92147	92148	1,886,126

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,578,100	0	0	0	-3,704	3,574,396	0	3,574,396
Taxable	0	1,889,830	0	0	0	-3,704	1,886,126	0	1,886,126
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 59,868
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 59,868

Rebate Expenditures: 0
 Non-Rebate Expenditures: 59,868
 Returned to County Treasurer: 0
Total Expenditures: 59,868

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WASHINGTON #3C URBAN RENEWAL

Timber Ridge II

Description:	Development of Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Oakwood Village

Description:	Development of Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WASHINGTON #3C URBAN RENEWAL

2012 Oakwood Village Project

Debt/Obligation Type:	Internal Loans
Principal:	104,066
Interest:	0
Total:	104,066
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

2012 Oakwood Village- LMI Share

Debt/Obligation Type:	Internal Loans
Principal:	37,604
Interest:	0
Total:	37,604
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

Non-Rebates For WASHINGTON #3C URBAN RENEWAL

TIF Expenditure Amount:	59,868
Tied To Debt:	2012 Oakwood Village Project
Tied To Project:	Timber Ridge II

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #3C URBAN RENEWAL (92014)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92148
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,578,100	0	0	0	-3,704	3,574,396	0	3,574,396
Taxable	0	1,889,830	0	0	0	-3,704	1,886,126	0	1,886,126
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,500	1,886,126	1,886,126	0	0

FY 2014 TIF Revenue Received: 59,868

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Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #5 URBAN RENEWAL
 UR Area Number: 92016

UR Area Creation Date: 03/2006

UR Area Purpose: Assist local industry with major expansion.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92153	92154	1,161,800

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,545,100	0	0	1,545,100	0	1,545,100
Taxable	0	0	0	1,545,100	0	0	1,545,100	0	1,545,100
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 39,489
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 39,489

Rebate Expenditures: 0
 Non-Rebate Expenditures: 39,489
 Returned to County Treasurer: 0
Total Expenditures: 39,489

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WASHINGTON #5 URBAN RENEWAL

Engineered Building Design Expansion

Description:	Assist local industry with major expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WASHINGTON #5 URBAN RENEWAL

2006 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	136,000
Interest:	21,200
Total:	157,200
Annual Appropriation?:	No
Date Incurred:	09/20/2006
FY of Last Payment:	2019

Internal Loan from General Fund

Debt/Obligation Type:	Internal Loans
Principal:	81,090
Interest:	18,319
Total:	99,409
Annual Appropriation?:	No
Date Incurred:	06/30/2012
FY of Last Payment:	2021

Non-Rebates For WASHINGTON #5 URBAN RENEWAL

TIF Expenditure Amount:	25,846
Tied To Debt:	2006 TIF Revenue Bond
Tied To Project:	Engineered Building Design Expansion

TIF Expenditure Amount:	13,643
Tied To Debt:	Internal Loan from General Fund
Tied To Project:	Engineered Building Design Expansion

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #5 URBAN RENEWAL (92016)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92154
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,545,100	0	0	1,545,100	0	1,545,100
Taxable	0	0	0	1,545,100	0	0	1,545,100	0	1,545,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	383,300	1,161,800	1,161,800	0	0

FY 2014 TIF Revenue Received: 39,489

Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #6 URBAN RENEWAL
 UR Area Number: 92017
 UR Area Creation Date: 07/2012

UR Area Purpose: Install infrastructure to assist with location of new biodiesel plant.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92155	92156	0
WASHINGTON TWP/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92157	92158	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Debts/Obligations For WASHINGTON #6 URBAN RENEWAL

Repay Cap Proj Fund for Infrastructure Improvements

Debt/Obligation Type:	Internal Loans
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	11/25/2013
FY of Last Payment:	2016

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #6 URBAN RENEWAL (92017)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92156
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2012

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	22,400	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #6 URBAN RENEWAL (92017)
 TIF Taxing District Name: WASHINGTON TWP/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92158
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,700	0	0	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #7 URBAN RENEWAL
 UR Area Number: 92018

UR Area Creation Date: 12/2008

UR Area Purpose: Provide for rehabilitation of buildings and other redevelopment in central business district.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM	92165	92166	75,600

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	174,100	0	0	0	174,100	0	174,100
Taxable	0	0	174,100	0	0	0	174,100	0	174,100
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 2,569
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,569

Rebate Expenditures: 2,569
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 2,569

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WASHINGTON #7 URBAN RENEWAL

101 South Marion

Description:	TIF Rebate for building improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WASHINGTON #7 URBAN RENEWAL

Washington Preservation LLC

Debt/Obligation Type:	Rebates
Principal:	2,569
Interest:	0
Total:	2,569
Annual Appropriation?:	Yes
Date Incurred:	11/18/2009
FY of Last Payment:	2030

Rebates For WASHINGTON #7 URBAN RENEWAL

101 South Marion

TIF Expenditure Amount:	2,569
Rebate Paid To:	Washington Preservation, LLC
Tied To Debt:	Washington Preservation LLC
Tied To Project:	101 South Marion
Projected Final FY of Rebate:	2030

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

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TIF Taxing District Data Collection

Local Government Name: WASHINGTON (92G887)
 Urban Renewal Area: WASHINGTON #7 URBAN RENEWAL (92018)
 TIF Taxing District Name: WASHINGTON CITY/WASHINGTON SCH/WASHINGTON UR TIF INCREM
 TIF Taxing District Inc. Number: 92166

TIF Taxing District Base Year:	2008	UR Designation	
FY TIF Revenue First Received:	2010	Slum	12/2008
Subject to a Statutory end date?	No	Blighted	12/2008
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	174,100	0	0	0	174,100	0	174,100
Taxable	0	0	174,100	0	0	0	174,100	0	174,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	98,500	75,600	75,600	0	0

FY 2014 TIF Revenue Received: 2,569